

Revised 10/28/2016

October 28, 2016

Town of Lexington
Community Preservation Committee
Lexington, MA 02420

RE: Community Preservation Act Funding Application

Dear Town of Lexington Community Preservation Committee,

Enclosed please find the Lexington Housing Authority's application for \$56,712.00 in Community Preservation funds for FY 2018. We are requesting additional funding to our CPA request in FY 2017 to preserve the rear exit doors and rear porches at Greeley Village, specifically the porch decking.

After a more in-depth analysis of the conditions was conducted, the porch decking was determined to be in disrepair and deteriorating. We did not include the porch decking in the original scope of work. Community Preservation funds would assist in ensuring the property remains functional.

Enclosed you will find all requested documentation. Please do not hesitate to contact me with any questions or requests for more information.

I very much look forward to working with you on this and future projects.

Sincerely,

Caileen Foley
Executive Director

1. Scope or concept of project

We are requesting an additional \$56,712.00 in CPA funding to help finance the replacement of all rear porch decking at Greeley Village. For FY 17 we requested \$263,250.00 from CPA funds which the Town of Lexington approved to rehab the rear doors and decking support system. This additional funding request is due to unforeseen issues with the porch decking material that was discovered after the project was closer examined.

When the project was first scoped out, it did not include replacing the porch decking. It only called for reinforcing the porch railings and foundation system. The original scope also included demolition and installation of new storm doors, screen doors and frames, new porch railings, and new pre-cast concrete porch steps.

The existing wood decking is original and in poor condition; wood members are at the end of their useful life as cracking is occurring. The architect suggests removing the existing porch decking and replacing it with new composite decking.

We believe it makes sense financially to complete this all together as one project.

2. Project goals and objectives

The Rear Door and Porch Replacement project at Greeley Village (and specifically, the porch decking replacement) meets the criteria set forth by the Lexington Community Preservation Committee, specifically within the **preservation of the property to protect it from injury, harm and destruction.**

The Lexington Housing Authority's goal is to continue being the primary provider of low and moderate income housing for residents of the Town of Lexington. We take pride in our vast portfolio of affordable housing, so we place great importance in the preservation required to keep these properties functional as they get older. It is imperative that we promote the use of our current buildings, as developing new public housing is proving increasingly difficult with limited funds.

3. Projected action plan and timeline

Bid out contract: Late Winter 2017

Begin door replacement: Spring 2017

Finish door replacement: Fall/Winter 2017

4. Anticipated project cost

See attached budget sheets with construction cost, and total development costs.

The construction of the new porch decking costs \$80,000.00. However, we will be able to leverage \$23,288.00 from our DHCD formula funding allocation.

5. Other funding sources, including private/public/in-kind:

The Commonwealth of Massachusetts Department of Housing and Community Development
\$89,098.00

6. CPA funding request:

\$56,712.00

7. Budget justification

The budget for this project was generated through the Financial Information System for Housing (FISH) at DHCD. They originally anticipated a project cost of \$316,943.00.

Adding the new decking component brought the project cost to \$409,059.00.

FY 17 funding sources include \$263,250.00 from CPA and \$89,098.00 in DHCD Formula Funds.

The difference needed to complete the project is \$56,711.80

The proposed scope of work and budget was reviewed with a DHCD Project Manager and DHCD approved architect who has experience with this type of project.

8. List and describe any comparable projects

Below are past CPA projects awarded and their status

FY10 Greeley Village Siding Replacement- CPA award \$386,129.
This project is completed

FY11 Vynebrooke Village Drainage Improvements – CPA award \$364,800.
This project is completed

FY14 Greeley Village Front Entrance Project – CPA award \$172,734.00
This project is completed

FY14 Vynebrooke Village Health and Safety improvements – CPA award \$300,551
This project is completed.

FY15 Greeley Village 4 new ADA unit construction – CPA award \$810,674.
This project was completed in June 2017.

FY17 Greeley Village Rear Door and Porch Replacement – CPA award \$263,250.00.
This project is in progress and is scheduled for completion by end of 2017.

9. Relevance to community

Maintaining safe, sanitary and affordable housing is imperative to satisfying the needs of low-income families in our community. Currently, the waiting time for a unit at Greeley Village is three years or more. Ensuring these units are kept online through proper preservation procedures is the only way we can continue to serve a needy population.

10. Supporting documents

The Lexington Housing Authority, through the Department of Housing and Community Development (MA State) will fund the remaining amount by allocating funds to this project from its formula funding.